

142.0

0005

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

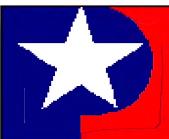
869,400 / 869,400

USE VALUE:

869,400 / 869,400

ASSESSED:

869,400 / 869,400


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
15		IROQUOIS RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: JOHNSON CATHY	
Owner 2:	
Owner 3:	
Street 1: 15 IROQUOIS RD	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry	Own Occ: Y
	Postal: 02476		Type:

PREVIOUS OWNER
Owner 1: PERKELL JOSEPH S -
Owner 2: -
Street 1: 15 IROQUOIS RD
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476-7813

NARRATIVE DESCRIPTION
This parcel contains .126 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1921, having primarily Vinyl Exterior and 2261 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
t Electri
Census: Exempt
Flood Haz:
D Topo 1 Level
s Street
t Gas:

BUILDING PERMITS
4/11/2018 408 Re-Roof 10,495 C
10/7/2016 2171 Rep.Chim 25,500 C
10/3/2007 887 Wood Dec 9,460 C
4/29/1997 197 Manual 3,200 C
7/8/1992 292 17,000 C

ACTIVITY INFORMATION
6/5/2017 Info By Phon
2/2/2009 Meas/Inspect
11/15/2008 Meas/Inspect
1/1/1982 CS

Sign: VERIFICATION OF VISIT NOT DATA
____/____/____

LAND SECTION (First 7 lines only)
Use Code Description LUC Fact No of Units Depth / Price Units Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes
101 One Family 5500 Sq. Ft. Site 0 80. 1.06 9

101 One Family 5500 Sq. Ft. Site 0 80. 1.06 9	468,002	468,000
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Total AC/HA: 0.12626	Total SF/SM: 5500	Parcel LUC: 101 One Family	Prime NB Desc: Brackett	Total: 468,002	Spl Credit	Total: 468,000
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 15	- Old Style			Full Bath: 2	Rating: Good			PDAS.															
Sty Ht: 2	- 2 Story			A Bath:	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																		
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																		
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average																		
Prime Wall: 4 - Vinyl				A HBth:	Rating:																		
Sec Wall:				OthrFix:	Rating:																		
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units 1															
Color: GREEN				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O															
View / Desir:				Fpl: 1	Rating: Average			Other															
GENERAL INFORMATION				WSFlue:	Rating:			Upper															
Grade: C - Average								Lvl 2															
Year Blt: 1921		Eff Yr Blt:						Lvl 1															
Alt LUC:		Alt %:						Lower															
Jurisdct:		Fact: .						Totals				RMs: 6	BRs: 3	Baths: 2	HB 1								
Const Mod:																							
Lump Sum Adj:																							
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:	No Unit	RMS	BRS	FL											
Prim Int Wal 2 - Plaster				Functional:	%			Interior:	1	6	3												
Sec Int Wall:				Economic:	%			Additions:															
Partition: T - Typical				Special:	%			Kitchen:															
Prim Floors: 3 - Hardwood				Override:	%			Baths:															
Sec Floors:				Total: 18.6 %			Plumbing:																
Bsmnt Flr: 12 - Concrete							Electric:																
Subfloor:							Heating:																
Bsmnt Gar:							General:																
Electric: 2 - Good							Totals				1	6	3										
Insulation: 3 - Typical																							
Int vs Ext: S																							
Heat Fuel: 1 - Oil																							
Heat Type: 3 - Forced H/W																							
# Heat Sys: 1																							
% Heated: 100																							
Solar HW: NO																							
% Com Wal																							
CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL											
Basic \$ / SQ: 135.00				Rate	Parcel ID	Typ	Date	Sale Price				Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
Size Adj: 1.23333335												SFL	Second Floor	936	176.560	165,256	BMT	100	RRM	25	C		
Const Adj: 1.06039393												FFL	First Floor	864	176.560	152,544	BMT	100	RRM	35	A		
Adj \$ / SQ: 176.556												BMT	Basement	768	73.620	56,543							
Other Features: 102500												EFP	Enclos Porch	168	46.050	7,737							
Grade Factor: 1.00												WDK	Deck	150	13.430	2,015							
NBHD Inf: 1.00000000																							
NBHD Mod:																							
LUC Factor: 1.00																							
Adj Total: 486595																							
Depreciation: 90507																							
Depreciated Total: 396088																							
MOBILE HOME				Make:	Model:	Serial #:	Year:	PARCEL ID 142.0-0005-0003.0				IMAGE				AssessPro Patriot Properties, Inc							
SPEC FEATURES/YARD ITEMS																							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
3	Garage	D	Y	1	20X12	A	AV	2002	25.42	T	13.6	101			5,300		5,300						
More: N				Total Yard Items: 5,300				Total Special Features:				Total: 5,300											